

## NOTICE OF FORECLOSURE SALE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. Property to Be Sold.** The property to be sold is described as follows: BEING A TRACT OR PARCEL OF LAND SITUATED IN THE W.K. WILSON LEAGUE, IN GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THAT CERTAIN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2003000290 OF THE REAL PROPERTY RECORDS OF GALVESTON COUNTY, TEXAS, ATTACHED HERETO AS "EXHIBIT A."

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/23/2005 and recorded in Document 2006003062 real property records of Galveston County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 04/07/2020

Time: 10:00 AM

Place: Galveston County, Texas at the following location: THE FIRST FLOOR LOBBY OF THE GALVESTON COUNTY COURTHOUSE, 722 MOODY (21st STREET), GALVESTON, TEXAS 77550 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by GLADYS M. MAYES AND LARRY E. MAYES, provides that it secures the payment of the indebtedness in the original principal amount of \$157,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the 56th District Court of Galveston County on 02/03/2020 under Cause No. 19-CV-2255. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER, JEFF LEVA, PATRICIA POSTON, MICHAEL ROSSIELLO, BELINDA MCGAUGHY, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, RAFAEL REBONG, ESTER GONZALES, JESSICA HOLT OR WES WEBB, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER,  
JEFF LEVA, PATRICIA POSTON, MICHAEL ROSSIELLO,  
BELINDA MCGAUGHY, CARL NIENDORFF, L. KELLER  
MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL,  
RAFAEL REBONG, ESTER GONZALES, JESSICA HOLT  
OR WES WEBB  
c/o AVT Title Services, LLC  
5177 Richmond Avenue Suite 1230  
Houston, TX 77056

### Certificate of Posting

I am STEVE LEVA whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on FEB 27, 2020 I filed this Notice of Foreclosure Sale at the office of the Galveston County Clerk and caused it to be posted at the location directed by the Galveston County Commissioners Court.



**EXHIBIT A**

GAC 2003000290 3 pgs

017-87-0091

**GENERAL WARRANTY DEED**

**Date:** DECEMBER 26, 2002

**Grantor:** KEN WATANABE, Individually and as Independent Executor of HELEN V WATANABE, Deceased

**Grantor's Mailing Address:**

5111 Krueger Drive  
Dickinson, Texas 77539  
Galveston County

**Grantee:** LARRY E. MAYES

**Grantee's Mailing Address:**

9827 Hughes Ranch Road  
Houston, Texas 77089  
Harris County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

All that certain tract or parcel of land out of the W. K. Wilson League, in Galveston County, Texas, and being part of the J. F. Krueger Tract, as such Tract is described in Deed from Henry Beissner to J. F. Krueger, et ux, by Deed of record in Volume 647 at page 318 in the office of the County Clerk of Galveston County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of the Curtis Lee Unruh Tract, as said Tract is described in Deed from J. F. Krueger, et ux, to Curtis Lee Unruh, et ux, by deed dated March 29, 1954, of record in Volume 1041 at page 60 in the office of the County Clerk of Galveston County, Texas;

THENCE from said beginning point in an Easterly direction along the South line of said Unruh Tract, a distance of 240.5' more or less, to the Southeast corner of the Unruh Tract, and on the East line of the said Krueger Tract;



THENCE in a Southerly direction along the East line of the said Krueger Tract a distance of 271.68' to point for corner;

THENCE in a Westerly direction parallel with the South line of said Unruh Tract, a distance of 240.5' more or less, to a point which is 271.68' due South of the beginning corner of this tract;

THENCE in a Northerly direction along a line parallel to the East line of the said Krueger Tract, a distance of 271.68' to the place of beginning, together with all improvements thereon, and subject to a 30 foot easement off the West side of the above described tract to be used for roadway purposes.

**Reservations from Conveyance:**

NONE.

**Exceptions to Conveyance and Warranty:**

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2002 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and, if applicable, described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or

to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

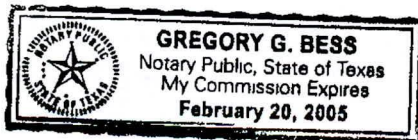
When the context requires, singular nouns and pronouns include the plural.

*Ken Watanabe*  
 KEN WATANABE, Individually and as  
 Independent Executor of HELEN V.  
 WATANABE, Deceased

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 26 day of December, 2002,  
 by KEN WATANABE, Individually and as Independent Executor of HELEN V. WATANABE,  
 Deceased, in such capacities.



*Gregory G. Bess*  
 Notary Public - State of Texas  
 Notary's Printed Name:

My Commission Expires:

Return to:  
 Gregory G. Bess **PAID**  
 17000 El Camino Real, Suite 104A  
 Houston, Texas 77058

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

*Mary Ann Daigle*

2003 JAN 02 03:07 PM 2003000290  
 DETABL R \$13.00  
 Mary Ann Daigle, COUNTY CLERK  
 GALVESTON, TEXAS

## FILED

Instrument Number: *FILED2020000331*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 02/27/2020 12:28PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a large, sweeping "S" at the end.

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*